

DEPARTMENT OF PLANNING
STAFF REPORT

PLANNING COMMISSION PUBLIC HEARING

DATE OF HEARING: January 26, 2011

ZRTD 2010-0002 and SPEX 2010-0022 – CIT Guilford Drive

DECISION DEADLINE: February 28, 2011

ELECTION DISTRICT: Dulles

PROJECT PLANNER: Kate McConnell

EXECUTIVE SUMMARY

CIT Guilford Drive LLC of Scottsdale, Arizona has submitted an application for a special exception to permit offices, which do not meet the criteria contained in Section 4-503(G), and to permit an increase in the maximum Floor Area Ratio (FAR) from 0.40 to 0.60 in the PD-IP (Planned Development-Industrial Park) zoning district. The purpose of this special exception is to permit data centers throughout the project in addition to permitted flex industrial uses. This application also includes a request to rezone approximately 3.46 acres from the PD-IP zoning district under the 1972 Zoning Ordinance and 10.21 acres from the PD-IP zoning district under the Revised 1993 Zoning Ordinance (as it existed on January 7, 2003) to the PD-IP zoning district under the Revised 1993 Zoning Ordinance to permit all principal and accessory uses allowed in the district. The subject property is located within the Route 28 Tax District. It is approximately 13.69 acres in size and located on the west side of Guilford Drive and the north side of Beaumeade Circle (Route 3037), at 44645 and 44633 Guilford Drive and 21641 Beaumeade Circle. The Revised General Plan (Suburban Policy Area (Ashburn Community)) and the Dulles North Area Management Plan designate this area for Business and Light Industrial uses and recommend a FAR of up to 0.4.

RECOMMENDATION

Staff recommends approval of this application with conditions.

The Applicant has not agreed to Conditions 5 or 11. Staff continues to negotiate with the Applicant.

SUGGESTED MOTIONS

1. I move that the Planning Commission forward ZRTD 2010-0002 and SPEX 2010-0022 CIT Guilford Drive to the Board of Supervisors with a recommendation of

approval subject to the Conditions of Approval dated January 5, 2010 and based on the Findings contained in the January 26, 2010 Staff Report.

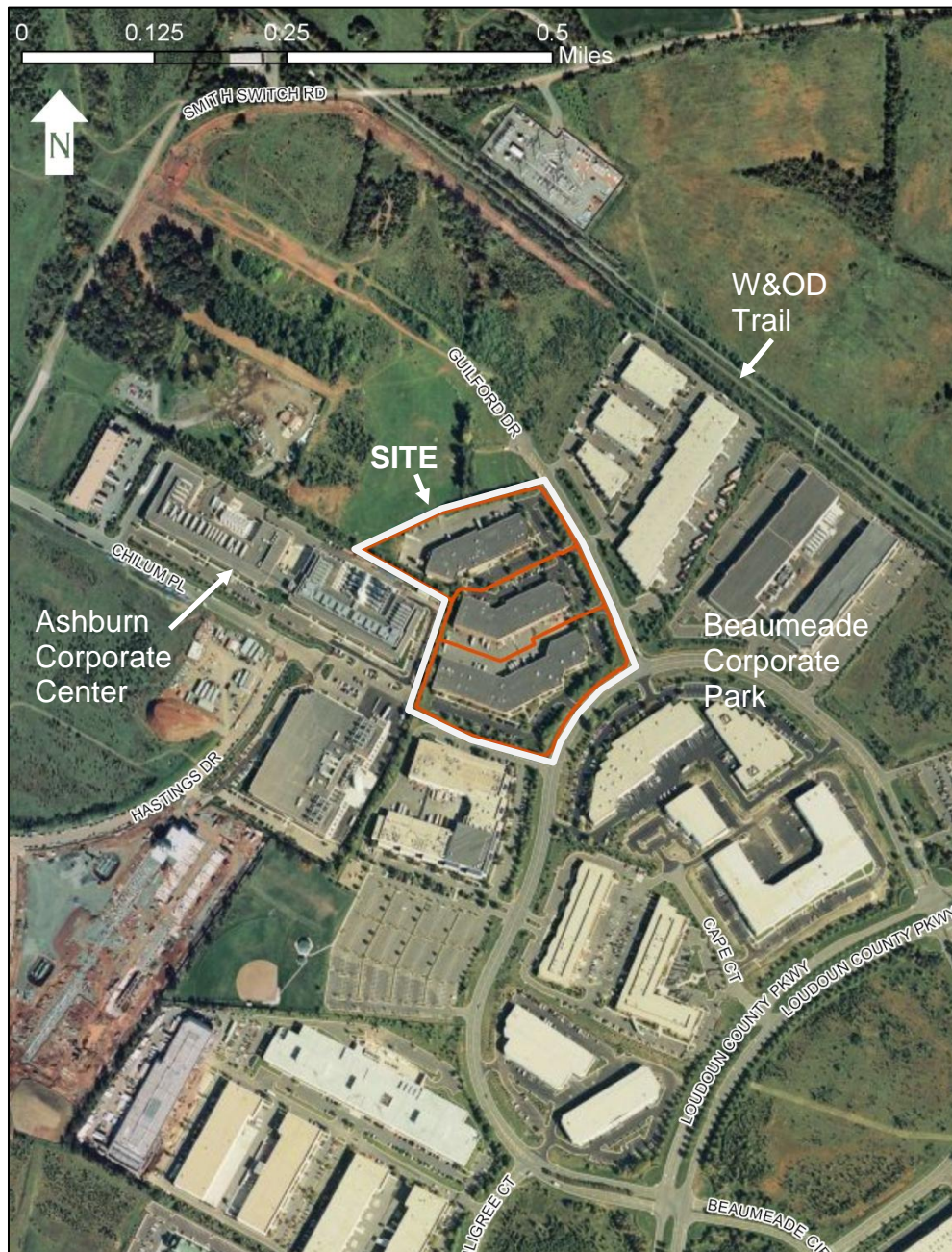
Or,

2. I move that the Planning Commission forward ZRTD 2010-0002 and SPEX 2010-0022 CIT Guilford Drive to a work session for further review.

Or,

3. I move that the Planning Commission forward ZRTD 2010-0002 and SPEX 2010-0022 CIT Guilford Drive with a recommendation of denial to the Board of Supervisors based upon the following Findings:

VICINITY MAP



Directions:

From Leesburg, travel east on Route 7 to Loudoun County Parkway. Follow Loudoun County Parkway south to Beaumeade Circle North. Turn right onto Beaumeade Circle North. Follow Beaumeade Circle North to Guilford Drive. The subject property will be on the left in the northwest corner of Beaumeade Circle and Guilford Drive.

Note: The property north of the site and along Guilford Drive has been developed with 6 of 7 approved buildings.

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I. APPLICATION INFORMATION

APPLICANT: CIT Guilford Drive LLC
Jesse Martin, VP, Asset Management
PO Box 4900 #207
Scottsdale, AZ 85261
301-347-4832
jesse.martin@rreef.com

OWNER: Same as Applicant

REPRESENTATIVE: Cooley LLP
Molly Novotny, Senior Urban Planner
11951 Freedom Drive, Suite 1500
Reston, Virginia 20190
703-456-8105
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PROPOSAL: 1.) Convert 3.46 acres from PD-IP under the 1972 Zoning Ordinance and 10.21 acres from PD-IP under the Revised 1993 Zoning Ordinance (as it existed on January 7, 2003) to PD-IP under the Revised 1993 Zoning Ordinance.
2.) A Special Exception to allow 100% office (data center) use and a 0.6 FAR in the PD-IP district.

PROPERTY ADDRESS: 44645 & 44633 Guilford Drive and 21641 Beaumeade Circle
Ashburn, Virginia

TAX MAP/PARCEL: Tax Map# — /80///7////18/ PIN# — 060-29-2809-000
Tax Map# — /80///7////19/ PIN# — 060-29-0632-000
Tax Map# — /80///7////9/ PIN# — 060-19-3174-000

PROPOSED ZONING: PD-IP (under the Revised 1993 Zoning Ordinance)

SURROUNDING ZONING/LAND USE:

NORTH	PD-IP	Business / Commercial
SOUTH	PD-IP	Business / Commercial
EAST	PD-IP	Business / Commercial
WEST	PD-IP	Business / Commercial

ELECTION DISTRICT: Dulles

II. SUMMARY OF DISCUSSION

Topic	Issues Reviewed and Status
Comprehensive Plan	<p><i>ZRTD 2010-0002</i></p> <ul style="list-style-type: none"> The proposal complies with the <u>Revised General Plan</u> (RGP) land use policies, which support conversion to current zoning regulations. Status: No outstanding issues
	<p><i>SPEX 2010-0022</i></p> <ul style="list-style-type: none"> Consistency with the <u>Revised General Plan</u>. Status: Consistent with Business, Light Industrial designation. Provide public open space on the property. Status: Resolved; potential “Civic Area” locations have been identified on the SPEX plat and a Condition of Approval is the provision of at least one outdoor picnic table. Mitigate increase in impervious areas. Status: Outstanding; The Applicant has not agreed to a condition to use best management practices to meet FSM water quality standards if impervious areas are expanded. Condition additional exterior lighting to be full cutoff and fully shielded. Status: Resolved; The Applicant agrees to this condition. Staff requested additional information regarding potential noise related to emergency generators and that generators be screened. Status: Resolved; The Applicant is required to meet performance standards in the Zoning Ordinance for noise and agrees to a condition to screen generators. Staff conditioned building design that meets the Light Industrial guidelines in the RGP, compliments existing buildings, and screens dumpsters and equipment. Status: Resolved; The Applicant agrees to a Conditions of Approval that address building design and screening. Provide 5’ trails/sidewalks along Beaumeade Circle and Guilford Drive and enhanced crosswalks. Status: Outstanding; The Applicant is continuing to work with Staff on the provision of pedestrian trails. Provide bicycle racks and shower/changing facilities. Status: Resolved; The Applicant agrees to conditions that address the provision of bicycle amenities.

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Zoning	<p><i>ZRTD 2010-0002</i></p> <ul style="list-style-type: none"> • Include parcels that converted to the <u>Revised 1993 Zoning Ordinance</u> in 2003 in the ZRTD application to add the ability to increase the FAR by special exception as a result of ZOAM 2006-0003 (effective date December 3, 2007). Status, Resolved; The Applicant included the additional parcels in the application. Referral agencies had no issue with this inclusion. • Staff recommended the Applicant make minor revisions to the CDP. Status: Resolved; Revisions made accordingly. • Staff recommended the Applicant include in the Proffer Statement that the zoning conversion include subsequent zoning amendments. Status: Resolved; The Applicant included this statement in the draft Proffer Statement. It is currently under County review. <p><i>SPEX 2010-0022</i></p> <ul style="list-style-type: none"> • Staff notes that at the time of site plan for building expansion the Applicant will need to demonstrate sufficient parking. Status: Resolved; The Applicant states that ample parking is available for data center use and acknowledges by a note on the SPEX Plat that required parking will need to be constructed upon building expansion. • Staff informed the Applicant that a zoning modification is not required. Status: Resolved; The Applicant submitted a withdrawal letter for ZMOD 2010-0003 dated December 6, 2010.
Transportation (OTS)	<p><i>ZRTD 2010-0002</i></p> <ul style="list-style-type: none"> • The Board of Supervisors adopted a streamlined process for zoning conversions in the Route 28 Tax District that includes a generalized traffic statement. Thus, OTS did not evaluate or comment on specific traffic impacts associated with the proposed zoning conversion. Status: No outstanding issues. <p><i>SPEX 2010-0022</i></p> <ul style="list-style-type: none"> • Provide a fair share contribution of \$6,600 to future signalization at the Loudoun County Parkway/Beaumeade Circle South intersection to improve failing Level of Service (LOS). Status: Resolved; The Applicant will make a fair share contribution. • Condition that Special Exception office use be limited to data center. Status: Resolved; A condition stating that all office exceeding that allowed by right in a flex industrial building will be data center has been included.
VDOT	<ul style="list-style-type: none"> • Note that if more intense uses (by-right or special exception) than data center are allowed then a Chapter 527 review submission may be required. • Status: Resolved; Staff advised Applicant that VDOT requested additional data to determine whether a Chapter 527 review is required.

Environmental Review	<ul style="list-style-type: none"> • Provide pedestrian connection with W&OD Trail. Status: Outstanding; The Applicant is continuing to work with Staff on the provision of pedestrian trails that would provide an incremental connection. • Mitigate loss of pervious surfaces. Status: Outstanding; The Applicant has not agreed to a condition to use best management practices to meet FSM water quality standards if impervious areas are expanded. • Engage with Loudoun Water regarding the use of reclaimed water for non-potable uses. Status: Resolved; The Applicant discussed with Loudoun Water the reclaimed water infrastructure plan and will work with them at site plan to extend and connect to a reclaimed water main. • Design for heat recovery via a cogeneration system to minimize reliance on cooling towers encouraged. Status: Resolved; The Applicant cannot commit to a cogeneration system at this time since tenants are not identified. However, the Applicant has agreed to participate in a future County study.
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Applicable Policy or Ordinance Section
<i>ZRTD 2010-0002</i>
<u>Revised General Plan</u> Chapter 4, Economic Development Policy 14
<u>Revised Countywide Transportation Plan</u> (Revised CTP)
<u>Revised 1993 Zoning Ordinance</u> – PD-IP (Industrial Park) Section 4-500
<i>SPEX 2010-0022</i>
<u>Revised General Plan</u> Chapter 6 – Suburban Policy Area, B. General Business Land Use Policies and 5. Light Industrial Uses Policies; Chapter 5 – Green Infrastructure, Greenways and Trails Policy 3.i.; Chapter 11 – Implementation, Design Guidelines: Light Industrial and Regional Office, Policy 7
<u>Revised Countywide Transportation Plan</u> (Revised CTP) Chapter 2 – County Road Network - Level of Service Standards Policy 1; Chapter 4 – Bicycle and Pedestrian Facilities Policies <u>Bicycle and Pedestrian Mobility Master Plan</u> – Chapter 4 – Policies and Guidelines, Walkways and Sidewalks Text and Policy 2.a.; Chapter 5 – Recommended Bicycle and Pedestrian Network, W&OD Access Policy 4
<u>Revised 1993 Zoning Ordinance</u> – PD-IP (Industrial Park) Section 4-500

III. FINDINGS FOR APPROVAL

1. The conversion of this property to the Revised 1993 Zoning Ordinance would be more consistent with the land use policies contained in the Revised General Plan, which recommend development of regional office, research and development uses, and accessory commercial uses in this area.

2. In general, the proposed special exception is consistent with the land use policies of the Revised General Plan. The recommended Conditions of Approval will mitigate the affect of the special exception use on adjacent properties.
3. The application is consistent with LOS policies and bicycle and pedestrian policies of the Revised Countywide Transportation Plan. This recommend Conditions of Approval will sufficiently mitigate the transportation impacts of the special exception.
4. The application is in accordance with the Revised 1993 Zoning Ordinance.

IV. **CONDITIONS OF APPROVAL – January 5, 2010**

Should the application be considered further, staff recommends the following conditions of approval:

1. **Substantial Conformance** – The development of the Special Exception use, office, administrative, business, or professional in the PD-IP (Planned Development- Industrial Park) zoning district which do not meet the criteria contained in Section 4-503(G) of the Zoning Ordinance, shall be in substantial conformance with the plans entitled “CIT Guilford Drive, LLC Special Exception Plat,” Sheets 1 through 3, dated August 24, 2010, revised through December 15, 2010 and prepared by J2 Engineers, Inc. (the “Special Exception Plat”), and the Revised 1993 Loudoun County Zoning Ordinance (“Zoning Ordinance”), provided that, the Applicant shall be permitted to revise and reduce the size of any or all of the buildings shown on the Special Exception Plat during the site plan review process. Approval of this application for Tax Map Numbers /80///7////18/ (PIN# 060-29-2809), /80///7////19/ (PIN# 060-29-0632), and /80///7////9/ (PIN# 060-19-3174) (the “Property”) shall not relieve the Applicant or the owners of the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.
2. **FAR** – The Property may be developed up to 0.6 FAR. Gross floor area of all buildings on the Property shall not exceed 357,270.6 square feet at 0.6 FAR.
3. **Land Use** – Office uses exceeding forty-nine per cent (49%) of the gross floor space of any building shall be limited to data center uses. Upon development above 0.4 FAR (238,180.4 square feet), traditional office uses shall be limited to forty-nine per cent (49%) of 0.4 FAR, or a total of 116,708.4 square feet. The Property owner or a representative shall provide the Zoning Administrator with a tabulation of the ratio of traditional office to data center office floor area at the time of each zoning permit application for the Property.
4. **Traffic Impacts** – The Applicant shall make a one-time, fair share transportation contribution of \$6,600.00. This contribution shall be used at the discretion of the County of Loudoun but shall be limited to contribution toward the cost of one or more of the following: 1) The installation of a traffic signal at

- the intersection of Beaumeade Circle South and Loudoun County Parkway; 2) The installation of a traffic signal at the intersection of Beaumeade Circle North and Loudoun County Parkway; 3) A signal warrant analysis for either of the aforementioned intersections; and/or 4) Other related traffic improvements associated with Loudoun County Parkway between Waxpool Road and Beaumeade Circle North or either of the aforementioned intersections. Such contribution shall be paid to the County of Loudoun concurrently with 1.) Issuance of the first zoning permit for office uses (data center) exceeding 49% of the gross floor space of any building on the Property, or 2.) Issuance of the first zoning permit for building expansion or new construction exceeding 0.4 FAR, whichever occurs first. The amount of the contribution shall be adjusted annually from the base year of 2011 and shall be adjusted effective January 1st each year thereafter, based on the Consumer Price Index for all urban consumers ("CPI-U") 1982-1984=100 (not seasonally adjusted) as reported by the United States Department of Labor, Bureau of Labor Statistics.
5. **Pedestrian Facilities** – The Applicant shall construct a 5-foot wide asphalt path along the Property's Beaumeade Circle and Guilford Drive frontages. The path shall be constructed prior to issuance of the first zoning permit for building expansion or new construction exceeding 0.4 FAR (total building gross floor area of 238,180.4 square feet).
 6. **Mechanical Equipment Location and Screening** – Mechanical equipment (e.g. heating and air conditioning units, generators, air handlers, etc.) and dumpsters shall be placed within the building footprint and/or screened from adjacent properties. Screening methods may include, but shall not be limited to, a fence or wall of similar construction to the buildings on site, landscaping, or by a building on site. Screening of these areas shall be achieved by any combination of architectural elements, landscaping, walls, enclosures, earthen berms, and/or similar measures, as determined during site plan review. Said equipment shall be screened and buffered as required by Section 4-507(D)(3) of the Zoning Ordinance.
 7. **Design** – Any building expansion or new construction shall be similar in style, materials, and fenestration with the existing buildings and designed to be harmonious with these buildings. Building facades will be articulated and elevations facing public ways will have window and door openings that are in keeping with the design, rhythm, size, and materials of the existing buildings. The height, massing, and scale of new construction shall be compatible with existing buildings on the property and adjacent parcels. Parking structures will be located interior to the property and screened by office or industrial buildings from the public way. The Applicant shall provide to the Zoning Administrator in writing an explanation of how the proposed design meets this condition upon application for 1.) A zoning permit for any building expansion or new construction that would result in the total office space in such building exceeding 49% of the gross floor space of the building or 2.) Issuance of the

first zoning permit for building expansion or new construction exceeding 0.4 FAR, whichever occurs first.

8. **Exterior Lighting** – Any lighting installed to accommodate the facility shall be full cutoff and fully shielded light fixtures as defined by the Illuminating Engineering Society of North America (IESNA). Lighting shall be directed inward and downward toward the interior of the property, away from nearby properties.
9. **Bicycle Storage** – The Applicant shall provide four (4) bicycle parking spaces as provided by two (2) racks per existing building. Each bicycle rack shall be installed in a visible location that is within or adjacent to, but not impeding, the pedestrian walkway of the associated building. The bicycle racks shall be installed prior to issuance of the first zoning permit for 1.) Any tenant space that would result in the total office space in such building exceeding 49% of the gross floor space of the building or 2.) Building expansion or new construction exceeding 0.4 FAR, whichever occurs first.
10. **Changing/Shower Facilities** – In any new free-standing construction or building expansion beyond an existing footprint and prior to issuance of the first zoning permit for 1.) Any tenant space that would result in the total office space in such building exceeding 49% of the gross floor space of the building or 2.) Building expansion or new construction exceeding 0.4 FAR, whichever occurs first, the Applicant shall depict on the site plan the provision of a minimum of one (1) changing/shower facility per tenant space or one (1) common changing/shower facility per building plus additional changing/shower facilities equivalent to 0.5% of the number of full-time employees per building consistent with *Site Sustainability Credit 4.2 in the Green Building Design and Construction Reference Guide, 2009*.
11. **Pervious Surface** – Upon a net loss of pervious surface as depicted on the Existing Conditions Map (Sheet 2 of 3) of the SPEX Plat, the Applicant will install bioretention areas with underdrains that treat stormwater or similar a stormwater design recognized as a best management practice in order to meet the Water Quality Design Standards of the Loudoun County Facilities Standards Manual (adopted 11-09-09).

Note: Fire and Rescue Contribution – The Applicant agrees to make a fire and rescue contribution to the County in the amount of \$0.10 per square foot developed pursuant to this special exception for fire and rescue services. This contribution shall be made at the time 1.) The first zoning permit for any tenant space that would result in the total office space in such building exceeding 49% of the gross floor space of the building, and 2.) The first zoning permit for building expansion or new construction exceeding 0.4 FAR is applied for. If at the time of the application for zoning permit, the primary servicing fire and rescue company does not utilize, to any significant extent, either volunteer staff or apparatus owned by a volunteer organization, then no contribution will be provided by the Applicant. The intent of this provision

is to support volunteer fire and rescue staffing and operations so long as any significant element of the primary provider of fire and rescue services to the Property is volunteer owned or operated. If only one of these services has ceased to utilize volunteer staff and apparatus, then the contribution shall be halved and shall be provided to the remaining company. The amount of the contribution shall be adjusted annually from the base year of 1988 and change effective each January 1st thereafter, based on the Consumer Price Index for all urban consumers (CPI-U), 1982-1984=100 (not seasonally adjusted) as reported by the United States Department of Labor, Bureau of Labor Statistics.

V. PROJECT REVIEW

A. CONTEXT

Rezoning

On September 24, 2010, the County accepted, on behalf of CIT Guilford Drive, LLC, an application for a Zoning Map Amendment in the Route 28 Tax District (ZRTD) to convert 44656 Guilford Drive from Planned Development Industrial Park (PD-IP) in the 1972 Zoning Ordinance to PD-IP in the Revised 1993 Zoning Ordinance. Since this time, the Applicant has expanded the application to include all three parcels on the Subject Property. This is because the Applicant requested a Special Exception to develop up to a 0.60 FAR for all parcels. Parcels 9 and 19 opted into the Revised 1993 Zoning Ordinance as it existed on January 7, 2003. The zoning ordinance amendment which added the ability to develop up to a 0.60 FAR in the PD-IP zoning district by special exception, ZOAM 2006-0003, became effective December 3, 2007. Therefore, parcels 9 and 19 must convert to the Revised 1993 Zoning Ordinance as it currently exists to apply for the special exception to develop up to a 0.60 FAR.

To facilitate conversion of properties in the Route 28 Tax District to the most current zoning regulations, the Board of Supervisors adopted a streamlined review process on October 7, 2008. On July 7, 2009, the Board adopted a resolution that zoning conversion applications will not be expected to make additional transportation improvements/contributions over and above the increased taxes already paid by properties in the Route 28 Tax District to fund transportation improvements.

Approval of the rezoning will allow the development of all principal and accessory uses permitted under the PD-IP regulations as contained in the Revised 1993 Zoning Ordinance. The Applicant has also included in the draft Proffer Statement that the zoning conversion will include all future amendments to the ordinance.

Special Exception

On October 12, 2010, the County accepted, on behalf of CIT Guilford Drive, LLC, an application for a Special Exception (SPEX) to allow 100% office use (in support of data center uses) and a floor area ratio (FAR) of up to 0.60 in the Planned Development – Industrial Park (PD-IP) Zoning District. The special exception for 100% office is pursuant to Sections 4-504(A) under the Revised 1993 Zoning Ordinance. The Applicant proposed a condition that office exceeding 49% of the gross floor area of a building will only be for data center use.

Located in the Beaumeade Corporate Park, the property is in the northwest corner of Beaumeade Circle and Guilford Drive. The property is almost entirely surrounded by Beaumeade Corporate Park. A small section of the western boundary is shared with Ashburn Corporate Center.

The approximately 13.69-acre property is comprised of three parcels. Three existing buildings on the property provide a total of 179,686 square feet of flex-industrial uses. The property has an approximate FAR of 0.30. At the maximum allowable FAR of 0.40, a maximum of 238,180 square feet of floor area can be constructed on the site. Figure 1 shows the existing conditions of the site and surrounding area.

Several Special Exceptions were approved for the Old Dominion Brewery Restaurant and Pub, an establishment that no longer exists in Building 1 as identified on page 3 of the Special Exception Plat, including SPEX 1994-0010, approved in December 1994; SPEX 1995-0001, approved in March 1995; SPEX 1996-0019, approved in October 1996; and SPEX 2000-0023, approved in November 2000.

The Beaumeade Corporate Park is a campus-style industrial park dominated by one and two-story flex/warehouse buildings. Originally envisioned as a home for research and development and manufacturing tenants, Beaumeade has become a diverse business community that is more office and retail oriented. Uses also include those allowed by special exception such as churches, schools, and expanded office which often involves data centers.

Recently, Beaumeade Corporate Park and surrounding Business community properties have become home to a concentration of data centers. Considering the convergence of power, fiber optic, and reclaimed water (for cooling) infrastructure, as well as the fairly isolated business park development, the area is a prime location for data centers. Other approved data centers in Beaumeade Corporate Park include E-Tech (SPEX 2000-0028), Equinix (SPEX 2008-0019), and Merritt (SPEX 2010-0019). Data centers are also in Ashburn Corporate Center (SPEX 1998-0015 and SPEX 1998-0017), adjacent to the project area.



Figure 1: Aerial of CIT Guilford Drive property.

B. SUMMARY OF OUTSTANDING ISSUES

Outstanding issues include:

- 1.) The Applicant has not agreed to Conditions 4 and 10. Staff continues to negotiate with the Applicant and expects to finalize the conditions by the January 26, 2011 Planning Commission Public Hearing.
- 2.) The Proffer Statement has not been approved by the County Attorney.
- 3.) The Conditions of Approval have not been approved by the County Attorney.

C. OVERALL ANALYSIS

COMPREHENSIVE PLAN

The site is governed under the policies of the Revised General Plan (RGP, Suburban Policy Area, Ashburn Community) and the Dulles North Area Management (DNAMP). Being the newer of the two plans, the RGP supersedes

the DNAMP when there is a policy conflict between the two (Revised General Plan, Relationship to Other County Planning Documents text, Chapter 1). The Planned Land Use Map (Revised General Plan, p. 7-23) designates the area as suitable for Business uses, and based upon the development of the Beaumeade Corporate Park and the existing PD-IP zoning, the site is considered under the Light Industrial policies of the RGP. The subject property is located within the boundaries of the Route 28 Keynote Employment Comprehensive Plan Amendment (CPAM 2009-0001) initiated by the Board of Supervisors in February 2009, but not approved.¹

The property is zoned PD-IP (Planned Development – Industrial Park) with an established by-right use of Flex-Industrial. The proposal includes:

1. A Zoning Conversion to PD-IP under the Revised 1993 Zoning Ordinance.
2. A Special Exception (SPEX) application pursuant to Section 4-504(A) for an office use not meeting the criteria contained in Section 4-503(G) of the Revised 1993 Zoning Ordinance, and
3. A SPEX application pursuant to Section 4-506 (C) of the Revised 1993 Zoning Ordinance to allow a maximum 0.60 FAR.

As data center is the only desired use for office, the Applicant proposed a Condition of Approval limiting office that exceeds 49% of the gross floor area of a building to data center use.²

ZRTD Conformance with the Revised General Plan

The RGP provides policy direction encouraging property owners within the Route 28 Tax District to convert from the 1972 Zoning Ordinance to the Revised 1993 Zoning Ordinance in order to provide consistent development patterns within the District (Revised General Plan, Chapter 4, Economic Development Policy 14). The RGP states that the County will explore incentives to encourage Route 28 Tax District landowners to opt into the revised zoning ordinance. The proposed conversion to the most current zoning ordinance is appropriate for the Business designation. Staff has no issues.

¹ CPAM 2009-0001 was initiated to consider retaining or changing the Keynote Employment designation noted within the Revised General Plan for properties within the Route 28 Tax District. The Planning Commission held a public hearing on the CPAM on November 3, 2010. The Commission is currently reviewing the proposed policies during scheduled work sessions. Staff must analyze the proposal under current policy until an alternative is finalized and adopted by the Board of Supervisors.

² A data center is a facility used to house computer systems and associated components, such as telecommunications and storage systems. It generally includes redundant or backup power supplies, redundant data communications connections, and environmental controls. These are facilities built and tooled specifically for the purpose of housing equipment that must maintain high-bandwidth connectivity to the internet, and experience a minimum of downtime for such reasons as power failure. Security measures are employed, and network and systems administrators are on hand around the clock to immediately attend to issues.

SPEX Conformance with Revised General Plan

The light-industrial policies of the RGP encourage the co-location of light-industrial and regional office uses in campus-style “compact, high-intensity nodes on the arterial corridors of the County.” General compliance with the RGP’s light industrial communities land use mix indicates that Regional Office uses should not exceed 40% of the land area (Revised General Plan, Chapter 6, Light Industrial Uses, Policy 5c).

As recommended in the RGP, the Beaumeade Corporate Park has developed as a campus-like, high-intensity, compact node on an arterial corridor. The Beaumeade Corporate Park design guidelines and required architectural review further ensure visual compatibility regardless of use (Photos 1 and 2). Uses in the Park, however, have not occurred as envisioned and office has become a significant component of the land use mix. Although the office component of the Park has exceeded the RGP’s maximum land use mix recommendation, Staff notes that general compliance, not strict adherence, with the land use mix is recommended.



Photo 1: Representative façade and landscaping on the CIT Guilford Drive site.



Photo 2: Interior building elevations on the CIT Guilford Drive site.

As evidenced by the number of data centers that have already located there, Beaumeade is considered an ideal site for data centers given its fairly isolated location and proximity to two VEPCO power substations, fiber optic infrastructure, and Loudoun Water’s future reclaimed water infrastructure. Moreover, although classified as office, data centers do not function like traditional office, generating large amounts of traffic. Therefore, allowing additional data centers within the park is in conformance with the the intent of the general Business Policies there are no outstanding issues related to the proposed special exception use.

FAR

The RGP recommends an aggregate FAR of 0.3 to 0.4 in light industrial areas. The overall FAR of Beaumeade Corporate Park is less than 0.4. Therefore, Staff supports an increase in FAR to 0.6 on an individual parcel provided that the desing of new construction remains compatible with adjacent properties.

Design

The RGP specifies that Light Industrial developments will emulate key traditional design concepts by addressing such things as the design and function of exterior spaces, pedestrian access, and architectural cohesiveness (*Revised General Plan, Chapter 11, Light Industrial Design Guidelines*). The design of the site should reduce the potential impact of building size, exterior building cladding, signs, and other features of an employment use that may create negative visual impacts on the surrounding community.

For a variety of reasons, Staff recommended that the Applicant commit to certain design standards to assure that the site will be developed in a manner that implements the County's vision for light industrial development and is compatible with surrounding areas with respect to design and size. Of particular concern is building expansion(s) designed for a data center. Typically, data centers are simple blocks with no windows and minimal doors. Large building(s) with blank, unarticulated façades would not be in keeping with the intent of the RGP design polices. In addition, at its maximum, the proposed increase to 0.6 FAR would double the floor area of buildings currently on the site. Although not proposed at this time because of the condition to limit the office exceeding 49% of a building's area to data centers, this FAR increase would require structured parking if by-right or traditional office uses fill the additional floor space. The elimination of an existing 15-foot buffer between non-residential lots also allows development to occur between the existing buildings. Finally, the zoning ordinance allows buildings up to 100 feet in height in an area characterized by one and two story buildings.

The Applicant has agreed to Conditions that address the design, quality, building materials, fenestration, mass, size, and articulation of expanded building and new construction. These Conditions ensure that expanded building and new construction will be compatible with the existing buildings and the surrounding area with respect to design, size, and quality. Conditions for the location and design of a parking structure, though not proposed at this time, have also been included.

ENVIRONMENT

Screening

The property is located internal to the Beaumeade Corporate Park and adjacent to a similarly zoned property to the west. The Beaumeade Corporate Park design guidelines require that all ground mounted equipment be located in service

courtyards internal to the site and screened. Rooftop mounted equipment must also be screened. The Design Guidelines of the RGP also recommend that screening should be used in office or industrial areas when activities create noise or objectionable views among other things (Revised General Plan, Chapter 11, Light Industrial Design Guidelines). The Revised 1993 Zoning Ordinance also requires screening of outdoor equipment in Section 4-507(D)(3).

Noise

Emergency generators and other noise generating equipment will be constructed in association with the proposed Special Exception conditional data center use. The Applicant has agreed to screen such equipment to provide noise attenuation. The Applicant will also comply with the noise performance standards set out in Section 5-1507 of the Revised 1993 Zoning Ordinance.

ZONING

ZRTD Conformance with the Revised 1993 Zoning Ordinance

The Applicant is requesting to convert the Property to the Revised 1993 Zoning Ordinance. Parcel 18 will be converted from PD-IP (Industrial Park) under the 1972 Zoning Ordinance to PD-IP under the Revised 1993 Zoning Ordinance. Parcels 9 and 19 will be converted from PD-IP under the Revised 1993 Zoning Ordinance as it existed on January 7, 2003, to PD-IP under the current Revised 1993 Zoning Ordinance. The Concept Development Plan (CDP) changes requested by Staff requested have been made on the revised CDP. Suggested changes to the draft Proffer Statement have also been made. The draft Proffer Statement is currently under County Attorney review. There are no outstanding issues.

SPEX Conformance with the Revised 1993 Zoning Ordinance

Currently zoned PD-IP (Planned Development – Industrial Park) under the Revised 1993 Zoning Ordinance, the property's established by-right use is Flex-Industrial. Flex-Industrial buildings and uses are limited to no more than 49% of the gross floor area of each building being used for non-accessory office uses. The Special Exception application is to:

- 1.) Allow 100% office pursuant to Section 4-504(A) of the zoning ordinance. The Applicant has agreed to a condition that office uses exceeding 49% of the gross square footage of a building will be limited to data center use.
- 2.) Increase the allowable FAR to 0.60 pursuant to Section 4-506(C) of the zoning ordinance.

Zoning comments were limited to minor administrative revisions to the Special Exception Plat. The Applicant has addressed all of these items, and no further zoning issues remain outstanding.

Staff notes that even though data center uses may exist as a non-accessory office use by-right in Flex-Industrial buildings, it would be ideal if the establishment of any data center on the property met the conditions of approval to mitigate the effects of the data center use in general and create consistency between all data centers located on the property.

TRANSPORTATION

The subject property is located in the northwest corner of Beaumeade Circle and Guilford Drive and accessible from both roads. The intersections of Beaumeade Circle South/North and Loudoun County Parkway are currently not signalized.

ZRTD Conformance with the Revised Countywide Transportation Plan

As part of the streamlined review process for zoning conversions in the Route 28 Tax District, the Applicant has submitted a generalized traffic study that provides current and future conditions of major roads and intersections throughout the Tax District.

There are no plans to widen Beaumeade Drive or Guilford Drive. The Revised CTP calls for Loudoun County Parkway to be a controlled access, six-lane divided minor arterial within a 120-foot right-of-way, a 50-mph design speed and turn lanes at all intersections. The generalized traffic statement indicates that the signalized Waxpool Road (Route 625)/Loudoun County Parkway (Route 607) intersection (the nearest intersection included in the generalized traffic statement) operated at LOS F in the A.M. peak hour and LOS F in the P.M. peak hour based on traffic data from the 2006-2008 time frame and forecasts that the this intersection would operate at the same LOS in 2010. Since specific land uses were not included in this application, Staff did not make evaluate traffic impacts or make transportation improvement recommendations for this application.

SPEX Conformance with the Revised Countywide Transportation Plan

Beaumeade Circle

Beaumeade Circle is a four (4) lane, undivided roadway. There are no plans to widen this road. No sidewalks or pedestrian paths are located adjacent to the subject property, but accessible curbs have been installed at vehicular entrances. An incomplete 5-foot wide asphalt trail is located on the east/south (interior) side of the circle.

Guilford Drive

The section of Guilford Drive adjacent to the subject property is a four (4) lane, undivided roadway that has not been accepted into VDOT's secondary road system. There are no plans to widen this road. No sidewalks or pedestrian paths are located along either side of the road, but accessible curbs have been installed at automobile entrance drives (Photo 3).

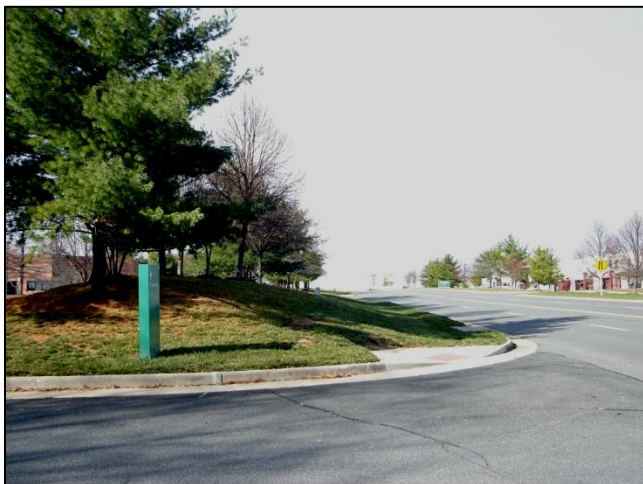


Photo 3: Bermed buffer along Guilford Drive and the east side of the subject property. Note the accessible curb at corner, but no pedestrian path or crosswalk.

*Loudoun County
Parkway/Beaumeade Circle
South Intersection*

The unsignalized intersection of Loudoun County Parkway and Beaumeade Circle South is currently operating at a failing

Level of Service (LOS). The forecasted 2015 LOS at the unsignalized intersection warrants a traffic signal to operate at an acceptable LOS (LOS C overall during both peak hours). Therefore, a fair share contribution to the traffic signal based on trip generation has been conditioned or proffered as part of recent Beaumeade Corporate Park legislative applications. This fair share approach ensures equity and that no one application bears the burden of fully funding the transportation improvement. It is based on the Revised CTP LOS Standards Policies which provides for fair share contributions in the Suburban Policy Area when the application is 1.) For a non-residential use, 2.) For conversion of an existing development, and 3.) Consistent with the planned land use (Revised CTP, LOS Standards Policy 1, p. 2-30). The estimated cost of the traffic signal at the Loudoun County Parkway/Beaumeade Circle South intersection is \$300,000.

This proposed Special Exception use will generate 2.2% of the vehicle trips at the Loudoun County Parkway/Beaumeade Circle South intersection. Therefore, the Applicant has agreed to contribute \$6,600, or 2.2%, to the estimated \$300,000 cost to signalize the intersection. This contribution is consistent with Revised CTP policy.

Bicycle and Pedestrian Facilities

The Light Industrial Plan policies recommend providing safe, convenient, and attractive pedestrian access to nearby residential areas and ancillary local businesses (RGP Chapter 6, Light Industrial Policy 4). This policy is consistent with the Revised CTP, which states that “the County is committed to achieving a complete and multi-modal network” or complete streets that are safe for motorists, bicyclists, transit vehicles and users, and pedestrians of all ages and abilities (Revised Countywide Transportation Plan, Chapter 2 – County Road Network, Text, p. 2-31). It is also consistent with the Walkways and Sidewalk policies in the Bicycle and Pedestrian Mobility Master Plan (Bike/Ped Plan) which states that all streets and roads should be designed with the pedestrian in mind. Specifically, policies for the Suburban Policy Area recommend that at a minimum

5-foot sidewalks should be on both sides of residential streets (non-collector roads) unless there is an insurmountable physical constraint (Bicycle and Pedestrian Mobility Master Plan Chapter 4 – Recommended Policies and Guidelines, Walkways and Sidewalks, Text and Policy 2.a., p. 31). Staff recommends that the Applicant build 5-foot wide asphalt trails along the Beaumeade Circle and Guilford Drive frontages to incrementally complete the partial pedestrian trail network in Beaumeade Corporate Park. Constructing trails is consistent with the increase in density to 0.6 FAR allowed by special exception.

Constructing this trail would also incrementally provide CIT Guilford Drive employees with a connection to the W&OD Trail. Providing such a connection is consistent with policies in the RGP (Revised General Plan, Chapter 5 – Green Infrastructure, Greenways and Trails Policy 3.i.), the Bike/Ped Plan (Bicycle and Pedestrian Mobility Master Plan, Chapter 5 – Recommended Bicycle and Pedestrian Network, W&OD Access Policy 4, p. 58), and the Revised CTP (Revised Countywide Transportation Plan, Chapter 4 – Pedestrian and Bicycle Facilities Policies p. 4-2 to 4-4).

Currently, the Applicant notes concern about access conflicts created by a trail possibly being constructed on top of or near buried fiber optic line in the existing buffers. Instead, they have suggested a cash in lieu contribution. However, the Applicant provided no documentation showing the location of the buried infrastructure or similar easements. Furthermore, the site's existing buffers along Beaumeade Circle and Guilford Drive are a minimum of approximately 50 feet wide and the parking setback required by the zoning ordinance is 25 feet. Accessible curb cuts have been installed at all vehicular entrances to the site. As noted previously, similar trails have already been constructed in Beaumeade. Therefore, it may be possible to provide a 5-foot trail along the site's frontage that is aligned outside of existing and planned utilities, as other existing projects in Beaumeade Corporate Park have been able to provide.

Staff recommends trail construction rather than acceptance of a cash contribution unless buried infrastructure proves insurmountable to trail construction. The Applicant is willing to continue discussing this issue with Staff and hopes to come to a solution before the January 26, 2011 Planning Commission Public Hearing. This discussion will also include the provision of enhanced crosswalks.

In addition to constructing pedestrian paths and providing a connection between the property and the W&OD Trail, Staff supports the provision of bicycle parking and shower facilities for employees to reduce vehicular traffic and encourage commuting alternatives as recommended in the Bicycle and Pedestrian Policies of the Revised CTP. The Applicant has agreed to Conditions of Approval for the provision of bicycle parking spaces upon permitting of special exception uses and shower/changing facilities in new construction or building expansion.

EMERGENCY SERVICES

Moorefield Public Safety Center Station 23 will ultimately provide fire and rescue services to the site by means of its station on Ryan Road. This station is currently under construction and completion is imminent. The interim station is located on Red Rum Drive in Ashburn. Fire and Rescue Planning Staff had no comments on this application.

UTILITIES

Reclaimed Water

To facilitate extension of the reclaimed water (purple pipe) infrastructure in the Beaumeade Corporate Park and the surrounding area, Loudoun Water has requested that the Applicant work with them to provide a reclaimed water main along Guilford Drive and Beaumeade Circle frontage or a similar alternative route. The Applicant contacted Loudoun Water to discuss the extension of a reclaimed water main to the area and will cooperate with Loudoun Water to identify such locations at site plan.

Energy

The Environmental Review Team encourages the Applicant to incorporate a design for heat recovery via a cogeneration system to minimize reliance on cooling towers. The Applicant could participate in a County study in its initial stages that will evaluate the use of waste heat from data centers as a utility for adjacent developments. The Applicant is willing to discuss a future study with County staff.

D. ZONING ORDINANCE CRITERIA FOR APPROVAL

If the application is for a reclassification of property to a different zoning district classification on the Zoning Map, the applicant shall address all the following in its statement of justification or plat unless not applicable. The Planning Commission shall give reasonable consideration to the following matters:

- 1.) Whether the proposed zoning district classification is consistent with the Comprehensive Plan.*

Per the Planned Land Use Map of the Revised General Plan, the Beaumeade Corporate Park is designated as suitable for Business uses and is considered under the Light Industrial policies of the plan. The Revised 1993 Zoning Ordinance permits the development of office, flex industrial, and a variety of uses that meet the Business and Light Industrial policies of the RGP.

- 2.) Whether there are any changed or changing conditions in the area affected that make the proposed rezoning appropriate.*

The proposed zoning conversion is appropriate because it will bring the subject property under the current Revised 1993 Zoning Ordinance regulations.

- 3.) *Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity.*

The proposal is compatible with surrounding uses, as it would allow the development of any permitted and accessory uses listed in the Revised 1993 Zoning Ordinance for PD-IP districts. The surrounding properties to the north, west, and south are similarly zoned and developed with light industrial and office uses.

- 4.) *Whether adequate utility, sewer and water, transportation, school and other facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned.*

The site is currently served by public water and sewer. There are adequate transportation facilities to serve the site.

- 5.) *The effect of the proposed rezoning on the County's ground water supply.*

The site is currently developed, and all utilities and stormwater management facilities have been extended. The Applicant states that no wells are planned at this time. If the pervious surface is decreased, then the Applicant will meet stormwater quality standards outlined in the Facilities Standards Manual. No effect on the groundwater supply can be anticipated.

- 6.) *The effect of uses allowed by the proposed rezoning on the structural capacity of the soils.*

The site is already developed. The structural capacity has already been considered as site development for the current structures were reviewed and approved.

- 7.) *The impact that the uses that would be permitted if the property were rezoned will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity and whether the proposed rezoning uses sufficient measures to mitigate the impact of through construction traffic on existing neighborhoods and school areas.*

The subject site is currently zoned PD-IP under the provisions of the 1972 Zoning Ordinance. Approval of the application will allow the development of all permitted and accessory uses under a PD-IP (Industrial Park) designation under the Revised 1993 Zoning Ordinance.

Since this site is located within an existing business park and construction traffic to and from the site will use existing regional roads that do not traverse existing residential neighborhoods or near schools, construction traffic will not have an adverse impact on existing neighborhoods or school areas.

- 8.) *Whether a reasonably viable economic use of the subject property exists under the current zoning.*

A reasonably viable economic use of the property exists under the current PD-IP zoning designation. However, one building on the property is currently vacant and

underutilized. Conversion of this property to the current zoning ordinance would allow a viable use by special exception which is also part of this application.

9.) *The effect of the proposed rezoning on the environment or natural features, wildlife habitat, vegetation, water quality and air quality.*

The site is currently developed; no damage to existing natural features, animal habitat, or vegetation is anticipated. Water quality will meet standards in the County's Facility Standards Manual.

10.) *Whether the proposed rezoning encourages economic development activities in areas designated by the Comprehensive Plan and provides desirable employment and enlarges the tax base.*

The proposal will allow the development of all PD-IP uses under the Revised 1993 Zoning Ordinance. Additional uses and densities are permitted under the current regulations. These uses are consistent with the Business and Light Industrial use areas designated by the RGP.

11.) *Whether the proposed rezoning considers the needs of agriculture, industry, and businesses in future growth areas.*

Converting to the current zoning ordinance provides for development of the property in a manner that considers the needs and future growth of the County more so than development under earlier zoning regulations.

12.) *Whether the proposed rezoning considers the current and future requirements of the community as to land for various purposes as determined by population and economic studies.*

Converting to the current zoning ordinance provides for development of the property in a manner that considers the community's current and future land requirements for various purposes more so than development under earlier zoning regulations.

13.) *Whether the proposed rezoning encourages the conservation of properties and their values and the encouragement of the most appropriate use of land throughout the County.*

Conversion to the current zoning regulation will allow the development of all PD-IP uses under the Revised 1993 Zoning Ordinance, which will encourage the conservation of properties and their values and the more appropriate use of land than if the properties remained under earlier zoning regulations.

14.) *Whether the proposed rezoning considers trends of growth or changes, employment, and economic factors, the need for housing, probable future economic and population growth of the county and the capacity of existing and/or planned public facilities and infrastructure.*

Conversion of the property to the current zoning regulations will allow the development of all PD-IP uses permitted by-right under the Revised 1993 Zoning

Ordinance. The current ordinance considers future growth trends and changes more so than previous zoning regulations.

15.) *The effect of the proposed rezoning to provide moderate housing by enhancing opportunities for all qualified residents of Loudoun County.*

Not applicable to this application.

16.) *The effect of the rezoning on natural, scenic, archaeological, or historic features of significant importance.*

The subject property is fully developed. The area where Special Exception uses will occur does not fall within any known area that has significant topographic or physical, natural, scenic, archaeological, or historic features.

Section 6-1310 of the Loudoun County Zoning Ordinance states "In considering a Special Exception application, the following factors shall be given reasonable consideration. The applicant shall address all the following in its statement of justification or Special Exception plat unless not applicable, in addition to any other standards imposed by this Ordinance":

(A) Whether the proposed Special Exception is consistent with the Comprehensive Plan.

Per the Planned Land Use Map of the Revised General Plan, the Beaumeade Corporate Park is designated as suitable for Business uses and is considered under the Light Industrial policies of the RGP. Staff acknowledges that Beaumeade Corporate Park has increasingly become more of an office park than an industrial park due to its proximity to infrastructure prime for data centers. Although office use is exceeding the recommended 40% of the land area, the coordinated design of the Park and the general character of the proposed data center use, classified as office but more warehouse/light industrial in nature, the proposed use is consistent with the Revised General Plan.

(B) Whether the proposed Special Exception will adequately provide for safety from fire hazards and have effective measures of fire control.

As the site is already developed and operational, existing measures for fire prevention and control are in place. The Applicant will upgrade fire suppression and control equipment as necessary to comply with building code requirements.

(C) Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.

Any noise generated by the site must meet all Revised 1993 Zoning Ordinance requirements. The Applicant has agreed to provide screening of emergency generators and additional equipment that generates noise.

(D) Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.

Any additional lighting installed will be reviewed as part of the site development plan process. The Applicant has agreed to a Condition of Approval that states any additional lighting shall be fully shielded and directed inward and downward toward the property interior and away from nearby properties.

(E) Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.

The Special Exception application is consistent with existing and proposed uses in Beaumeade Corporate Park and on adjacent parcels zoned for industrial uses to the north, east, south, and west. The proximity of power, reclaimed water, and fiber optic infrastructure make this property an ideal location for data center use.

(F) Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood adequately screen surrounding uses.

Landscaping has been installed consistent with all of the Zoning Ordinance requirements. No alterations to existing landscaping have been proposed. However, these buffers exceed minimum required widths and landscaping could be removed upon redevelopment of the property. Any data center related equipment located on the property will be fully screened or located internal to the site where it will limit its visibility and proximity to adjoining parcels.

(G) Whether the proposed Special Exception will result in the preservation of any topographic or physical, natural, scenic, archaeological, or historic feature of significant importance.

The subject property is fully developed. The area where Special Exception uses will occur does not fall within any known area that has significant topographic or physical, natural, scenic, archaeological, or historic features.

(H) Whether the proposed Special Exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.

The site is currently developed; no damage to existing animal habitat or vegetation is anticipated. Water quality meet standards in the County's Facility Standards Manual.

(I) Whether the proposed Special Exception at the specified location will contribute to or promote the welfare or convenience of the public.

The Beaumeade Corporate Park was planned and developed as a unified industrial park, and, as such, the use is appropriately sited. Although classified by the Zoning Ordinance as office, data centers appear and function more like light industrial/warehouse facilities requiring secure environments and large amounts of external equipment. The data center use will take advantage of proximity to necessary infrastructure while providing a service that is critical to high tech firms and the economic development of the County, as well as employment opportunities and tax revenue.

(J) Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.

Allowing by special exception 100% office use with the condition that office use exceeding 49% of the gross floor area of a building be limited to data center, the amount of traffic expected to be generated will decrease. Staff does note, however, the intersection of Loudoun County Parkway/Beaumeade Circle South is currently operating at a failing LOS. Therefore, the County requested and the Applicant agreed to make a fair share cash contribution to fund signalization of the intersection.

At this time, the Applicant has not agreed to construct 5' wide asphalt trails along the Beaumeade Circle and Guilford Drive frontages. These trails would be incremental sections to an existing but incomplete pedestrian network in Beaumeade Corporate Park. These trails would also provide an incremental connection to the W&OD Trail. Staff is currently negotiating with the Applicant trail construction as a Condition of Approval.

(K) Whether, in the case of existing structures proposed to be converted to uses requiring a Special Exception, the structures meet all code requirements of Loudoun County.

The existing buildings meet all code requirements.

(L) Whether the proposed Special Exception will be served adequately by essential public facilities and services.

The site is currently developed, and all essential public facilities and utilities have been extended. Loudoun Water has requested coordination with the Applicant to provide a reclaimed water main easement and extension of a reclaimed water main through the property.

(M) The effect of the proposed Special Exception on groundwater supply.

The site is currently developed, and all utilities and stormwater management facilities have been extended. The Applicant states that no wells are planned at this time. If the pervious surface is decreased, then the Applicant will meet water quality standards outlined in the Facilities Standards Manual. No effect on the groundwater supply can be anticipated.

(N) Whether the proposed use will affect the structural capacity of the soils.

The site is already developed. The structural capacity has already been considered as site development for the current structures were reviewed and approved.

(O) Whether the proposed use will negatively impact orderly and safe road development and transportation.

The proposed conditional use of data center will decrease daily vehicle trips from those generated by by-right uses. Nonetheless, the use will generate trips at the

unsignalized Loudoun County Parkway/Beaumeade Circle South intersection, which is currently operating at a failing Level of Service (LOS). Signalization of the intersection will result in an acceptable LOS, and the Applicant has agreed to make a fair share contribution to the signal.

(P) Whether the proposed Special Exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.

Currently, data center uses contribute a substantial amount to the County's tax base while generating few service costs because of the limited number of employees. Although data centers themselves do not create large numbers of jobs, the services that data centers provide support to growing technology industry in the County. In addition, the special exception use will allow the conversion of a vacant and underutilized building on the property into a tax-generating building. Staff also notes that Economic Development supports this application.

(Q) Whether the proposed Special Exception considers the needs of agriculture, industry, and businesses in future growth.

Allowing the conditional data center use will take advantage of a prime location for this use and provide services critical to the expansion of the County's rapidly growing technology industry. Furthermore, since the buildings already exist, their reuse will quickly generate tax revenue and employment opportunities.

(R) Whether adequate on and off-site infrastructure is available.

The site is developed and adequate on and off-site infrastructure has been provided. Nonetheless, the site could benefit from access to the reclaimed water main planned, but not yet under construction, for this area.

(S) Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.

The generation of odors is not anticipated by the Special Exception use.

(T) Whether the proposed Special Exception uses sufficient measures to mitigate the impact of construction traffic on existing neighborhoods and school areas.

Since this site is located within an existing business park and construction traffic to and from the site will use existing regional roads that do not traverse existing residential neighborhoods or near schools, construction traffic will not have an adverse impact on existing neighborhoods or school areas.

VI. ATTACHMENTS	PAGE NUMBER
1. Review Agency Comments	
<i>ZRTD 2010-0002 Comments</i>	
a. Planning Department, Community Planning	A-1
b. Building and Development, Zoning Administration	A-4
c. Office of Transportation Services (OTS)	A-6
<i>SPEX 2010-0022 Comments</i>	
a. Planning Department, Community Planning	A-23
b. Building and Development, Zoning Administration	A-37
c. Building and Development, ERT	A-40
d. Office of Transportation Services (OTS)	A-44
e. Fire, Rescue, & Emergency Management	A-64
f. General Services	A-65
g. Health Services, Environmental	A-66
h. Loudoun Water (formerly LCSA)	A-67
i. VDOT	A-69
2. Disclosure of Real Parties in Interest	
a. <i>ZRTD 2010-0002 Disclosures</i>	A-71
b. <i>SPEX 2010-0022 Disclosures</i>	A-96
3. Applicant's Statement of Justification	A-129
4. Applicant's Response to Referral Agency Comments	A-135
5. Draft Proffers	A-145
6. Concept Development Plan (dated 8/10/10, revised through 12/15/10)	Attached
7. Special Exception Plat (dated 8/24/10, revised through 12/15/10)	Attached

NOTE: Attachments are available electronically, and may be viewed at the Planning Department Front Counter or in the Building & Development File Room.